065.0	0004	0007.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,800 /	715,800
					USE VALUE:	715,800 /	715,800
					ASSESSED:	715,800 /	715,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG WEI
Owner 2:	SUN TINGTING
Owner 3:	
Street 1:	7 KIMBALL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COGLIANESE CARY/ETAL -
Owner 2:	COGLIANESE DEBRA -
Street 1:	7 KIMBALL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,543 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Stucco Exterior and 1955 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5543.000	301,000	4,400	410,400	715,800
Total Card	0.127	301,000	4,400	410,400	715,800
Total Parcel	0.127	301,000	4,400	410,400	715,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.10 | /Parcel: 366.1

Legal Description

User Acct 41760

GIS Ref

GIS Ref

Insp Date 01/10/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0007.B

!5612!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,900	4400	5,543.	410,400	715,700	715,700	Year End Roll	12/18/2019
2019	101	FV	240,600	4400	5,543.	381,100	626,100	626,100	Year End Roll	1/3/2019
2018	101	FV	240,600	4400	5,543.	381,100	626,100	626,100	Year End Roll	12/20/2017
2017	101	FV	240,600	4400	5,543.	334,200	579,200	579,200	Year End Roll	1/3/2017
2016	101	FV	240,600	4400	5,543.	304,900	549,900	549,900	Year End	1/4/2016
2015	101	FV	227,200	4400	5,543.	269,700	501,300	501,300	Year End Roll	12/11/2014
2014	101	FV	227,200	4400	5,543.	255,000	486,600	486,600	Year End Roll	12/16/2013
2013	101	FV	227,200	4400	5,543.	242,700	474,300	474,300		12/13/2012

PRINT

Date	Time
12/10/20	20:28:31

LAST REV

Date	Time
06/01/15	10:52:33

philc

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5612

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COGLIANESE CARY	50033-437		8/30/2007		466,000	No	No		
GERRITY RICHARD	24775-339		8/12/1994		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	41760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2015	434	Porch	1,820					
9/25/2012	1208	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
4/16/2013	Info Fm Prmt	EMK	Ellen K
1/10/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
4/19/2000	Inspected	270	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5543		Sq. Ft.	Site		0	70.	1.06	12									410,402						410,400	

Total AC/HA: 0.12725 | Total SF/SM: 5543 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,402 | Spl Credit | Total: 410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28100955
Const Adj.:	1.00989902
Adj $ / SQ:	168.180
Other Features:	76000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408957
Depreciation:	107965
Depreciated Total:	300993

COMMENTS

3/4 BTH IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB			

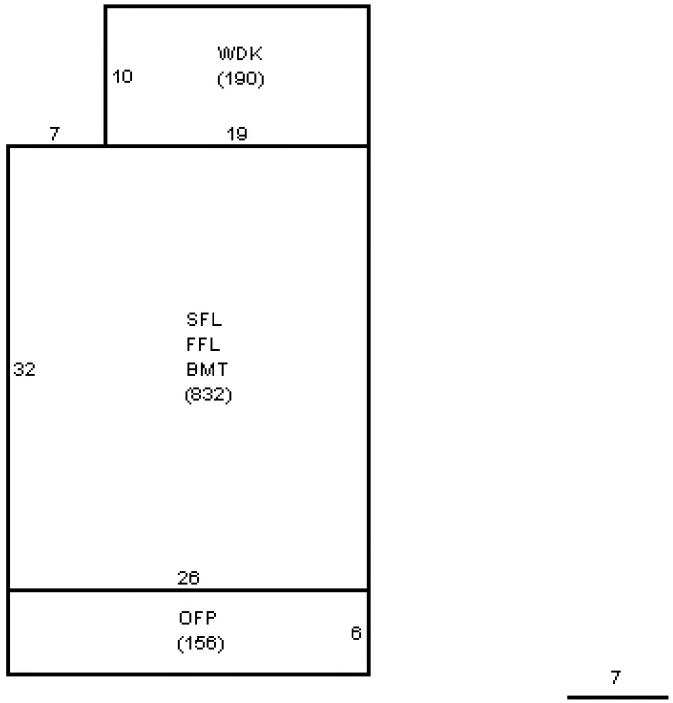
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.18
Special Features:	0	Val/Su Net:	105.91
Final Total:	301000	Val/Su SzAd	180.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	56.100	46,679
FFL	First Floor	832	168.180	139,926
SFL	Second Floor	832	168.180	139,926
WDK	Deck	190	11.370	2,161
OFP	Open Porch	156	27.340	4,266

Net Sketched Area:	2,842			Total:	332,958
Size Ad	1664	Gross Are	2842	FinArea	1955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0004-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400

IMAGE

AssessPro Patriot Properties, Inc